

Create transit villages with a strong TOD policy!

Metropolitan Transportation Commission (MTC) is now considering a Regional Transit Oriented Development (TOD) policy that requires cities to plan and zone for homes and jobs in the 1/2-mile radius area around new stations. This policy will apply to almost \$9 billion in new transit expansion projects. Through this policy we can ensure good investment of our regional transit dollars by increasing riders and reducing traffic, and we can accommodate the region's growth within existing towns rather than sprawling onto open space. However, the entire policy could be undermined if cities are required to plan for too little growth around stations.

A Good Start

Transportation and Land Use Coalition (TALC), Greenbelt Alliance and the Non-profit Housing Association of Northern California (NPH) and other groups have been extremely supportive of this policy. The policy requires jurisdictions to plan for a minimum threshold of housing and jobs within a half-mile radius of transit stations before funds are released for new transit expansion projects. MTC will also require cities to create station area plans that include parking management, bicycle and pedestrian access and other features that make transit successful. This policy applies to all new physical transit extensions listed in Resolution 3434 receiving any amount of regional discretionary funds (projects include SMART, EBART and Dumbarton Rail).

MTC has already included a number of our coalition's suggestions to strengthen it including:

- *Promoting affordable housing:* New affordable units will count as 1.2 housing units toward the corridor threshold.
- *Minimizing space dedicated to parking:* Cities must analyze future TOD-related parking demand and parking requirements for station area land uses, including pricing and shared parking in station areas.
- *Bicycle and pedestrian plans:* Station area plans must include circulation plans for non-motorized access.
- *Ensuring walkability/reducing auto-orientation:* Station area plans must include design policies and standards must include provisions for mixed-use developments and pedestrian-scaled block sizes.

Unfortunately, the entire policy could be undermined if cities are required to plan for too few homes in station areas. The thresholds are already too low, and now a few cities are organizing to make them even lower.

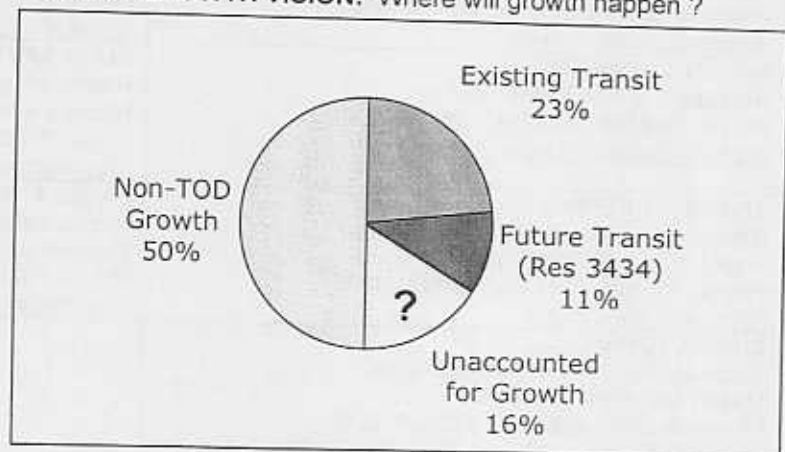
Low Thresholds for Growth

The Smart Growth Vision sets out the goal of accommodating half of the Bay Area's future growth. About a quarter of this growth (23%) can be accommodated around existing transit. The remaining growth (26%) needs to be accommodated around future transit extensions (Resolution 3434 projects).

Under the current proposed TOD policy, future transit extensions will only accommodate 11% of the region's future growth—that leaves 16% of the

region's future growth still unaccounted for. Where will homes be built? On the outskirts of town, into our open spaces and out into the Central Valley, instead of next to transit in the Bay Area. To reign in sprawl and to ensure ridership, the policy needs to require more growth around future station areas. In order to bring us closer to the Smart Growth Vision and to capture this unaccounted growth, the combined threshold needs to be more than doubled—that is why we support increasing the combined threshold by 50%. Plus, the minimum housing required should make up 70-80% of the combined threshold, rather than the currently proposed 40%.

SMART GROWTH VISION: Where will growth happen ?



Help us ensure MTC passes a policy with high thresholds! See the reverse to find out what you can do!

For more info: Stuart Cohen at TALC (stuart@transcoalition.org 510-740-3150) Kate O'Hara at Greenbelt Alliance (kohara@greenbelt.org 415-543-6771) or Geeta Rao at NPH (geeta@nonprohithousing.org 415-989-8160).

Take Action to ensure MTC passes a strong TOD policy!

- ❑ Call your MTC representative and let them know: I support the proposed TOD policy, but we need a higher housing/jobs threshold to meet the goals of the Smart Growth Vision. **The proposed combined thresholds should be increased by 50% to bring us closer to reaching our shared Smart Growth Vision for the region. The housing unit minimum should be 70-80% of the total threshold to increase ridership and to create the homes we need.**

MTC Commissioners and Contact Information

JON RUBIN (Chair) San Francisco Mayor's Appointee Phone: 650/873-1200 Fax: 650/873-1083 jrubin@pencoalition.com	JOHN MCLEMORE (Vice Chair) Representing Cities of Santa Clara County Former Council Member (1996 – 2004) Phone: 408/261-9431 jlmcmore@aol.com
TOM AMMIANO Representing City and County of San Francisco San Francisco Board of Supervisors Phone: 415/554-5144 Fax: 415/554-6255 tom_ammiano@ci.sf.ca.us	IRMA L. ANDERSON Representing Cities of Contra Costa County Mayor, City of Richmond Phone: 510/620-6503 Fax: 510/412-2070 irma_anderson@ci.richmond.ca.us
TOM AZUMBRADO Representing U.S. HUD HUD Office of Multifamily Housing Phone: 415/436-6606 Fax: 415/436-8996 Thomas_W_Azumbrado@HUD.GOV	JAMES T. BEALL, JR. Representing Santa Clara County Santa Clara County Board of Supervisors Phone: 408/299-5040 Fax: 408/299-2038 james.beall@bos.co.santa-clara.ca.us
BOB BLANCHARD Representing Sonoma County and Cities Vice-Mayor, City of Santa Rosa Phone: 707/543-3010 Fax: 707/543-3030 bblanchard@ci.santa-rosa.ca.us	MARK DeSAULNIER Representing Contra Costa County Contra Costa County Board of Supervisors Phone: 925/646-5763 Fax: 925/646-5767 dist4@supervisors.co.contra-costa.ca.us
BILL DODD Representing Napa County Napa County Board of Supervisors Phone: 707/259-8278 Fax: 707/299-4141 bdodd@co.napa.ca.us	DORENE M. GIACOPINI Representing U.S. Department of Transportation Phone: 510/758-0553 Fax: 510/588-5593 dgiacopini@mtc.ca.gov
SCOTT HAGGERTY Representing Alameda County Alameda County Board of Supervisors Phone: 510/272-6691 Fax: 510/208-3910 district1@co.alameda.ca.us	ANNE W. HALSTED Representing San Francisco Bay Conservation and Development Commission Phone: (415) 352-3600 Fax: (415) 398-6315 ahalsted@aol.com
STEVE KINSEY Representing Marin County Marin County Board of Supervisors Phone: 415/499-7331 Fax: 415/499-3060 skinsey@co.marin.ca.us	SUE LEMPert Representing Cities of San Mateo County Councilmember, City of San Mateo Phone: 650/522-7522 x6268 Fax: 650/522-7041 lempert@cityofsanmateo.org
MICHAEL D. NEVIN Representing San Mateo County Phone: 650/794-2000 Fax: 650/794-2005 seamus@pubaffairs.com	BIJAN SARTIPI Representing State Business, Transportation and Housing Agency, Caltrans, District 4 Director Phone: 510/286-5900 Fax: 510/286-5903 bijan_sartipi@dot.ca.gov
JAMES P. SPERING Representing Solano County and Cities Mayor, City of Suisun City Phone: 707/421-7300 Fax: 707/421-7366 jimzspering@cs.com	PAMELA TORLIATT Representing Association of Bay Area Governments Councilmember, City of Petaluma Phone: 707/778-4345 Fax: 707/778-4419 ptorliatt@aol.com
SHELIA YOUNG Representing Cities of Alameda County Mayor, City of San Leandro Phone: 510/577-3355 Fax: 510/577-3340 mayoryoung@council.ci.san-leandro.ca.us	

For more info: Stuart Cohen at TALC (stuart@transcoalition.org 510-740-3150) Kate O'Hara at Greenbelt Alliance (kohara@greenbelt.org 415-543-6771) or Geeta Rao at NPH (geeta@nonprofithousing.org 415-989-8160).